

CITY PLAN COMMISSION  
ARCHITECTURAL REVIEW BOARD MEETING

Monday, September 8, 2008 - 5:30 p.m.  
**City of Clayton – 2<sup>nd</sup> Floor Council Chambers - 10 N. Bemiston Ave.**  
Clayton, Missouri 63105

For further information contact Catherine Powers at 290-8459

**City Plan Commission/Architectural Review Board**  
**A G E N D A**

**ROLL CALL**

**MINUTES** – Regular Meeting of August 18, 2008

**ARCHITECTURAL REVIEW**

**OLD BUSINESS**

**A. Fence - Commercial**  
**500 S. Hanley Road**

Continued consideration of a request by NEA Enterprises, Inc., owner, for review of the design and material associated with the installation of a 36" white vinyl fence to replace the existing wood fence around the north side and rear of the property.

**NEW BUSINESS**

**A. New Construction – Addition to Single Family Residence**  
**7424 Buckingham**

Consideration of a request by Richard & Kelly Winter, owners, for review of the design and materials associated with the construction of 220 square foot second story brick & Hardie Board addition above the existing one story portion of the structure.

**PUBLIC HEARING/NEW BUSINESS**

**A. Rezoning to a Special Development District (SDD)**  
**7700, 7716, 7720, 7730, 7732 & 7736 Forsyth Boulevard & 21 S. Hanley Road**

A public hearing to solicit input and consideration of rezoning the subject properties from "High Density Commercial (HDC) District" and, for the properties addressed 7716-36 Forsyth Boulevard also being located in the "Central Business District (CBD) Core Overlay" District, to a Special Development District (SDD) to allow the properties to be included in a Special Development District (SDD) District Project.

**B. Special Development District**  
**7700, 7716, 7720, 7730, 7732 & 7736 Forsyth Boulevard & 21 S. Hanley Road**

A public hearing to solicit input and consideration of a request by US Equities Realty, LLC, owner/developer, for a Special Development District plan to allow the construction of a two phase mixed-use development project consisting of a 21 story, 583,623 square foot office tower, a 13 level parking garage containing 1,947 spaces and 25,385 square feet of retail and an 11 story, 246,607 square foot office building. The total project consists of 851,615 square feet of office and retail use and 1,947 parking spaces.

-OVER-

**C. Special Development District Sub-District (Phase 1)**

**7700, 7716, 7720, 7730, 7732 & 7736 Forsyth Boulevard & 21 S. Hanley Road**

A public hearing to solicit input and consideration of a request by US Equities Realty, LLC, owner/developer, for Phase 1 Sub-District plan to allow the construction of a 21 story, 583,623 square foot office tower with ground floor retail to be located at the southwest corner of Hanley Road and Forsyth Boulevard, a 9 level, 1,178 space parking garage on the properties addressed 7716 – 7736 Forsyth Boulevard, a public court between the two structures and a surface parking lot at 21 S. Hanley Road.

**D. New Construction – Mixed Use Development Project – Centene Plaza**

**7700 – 7736 Forsyth Boulevard & 21 S. Hanley Road**

Site Plan Review

Consideration of a request for review of the site plan associated with the construction of Centene Plaza for Phase 1 of a two phase mixed-use development project consisting of a 21 story, 583,623 square foot office building with ground floor retail, a 9 level parking garage containing 1,178 spaces, and a public court between the two structures.

Architectural Review

Consideration of a request for review of the design and materials associated with the construction of the Phase 1 office tower to be constructed of glass.

**ADJOURNMENT**